

DECISION

Introduction

This hearing dealt with the Landlord's Applications for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (10 Day Notice)
- a Monetary Order for unpaid rent
- authorization to recover the filing fee for this application from the Tenant

Analysis

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute, and record the terms of the settlement into a decision and order under section 64.2 of the Act.

Both parties voluntarily agreed to the following terms of a final and binding settlement:

1. This tenancy will end on April 30, 2025, by which time the Tenant agreed to have vacated the rental unit.
2. If the Tenant vacates the rental unit by April 30, 2025, in compliance with the agreed upon Order of Possession effective that date, then the Landlord waives their right to claim or collect any amount of unpaid rent for this tenancy, and the total unpaid rent due will be 0.00.
3. If the Tenant fails to vacate the rental unit on April 30, 2025 as agreed, or the Landlord is required to enforce the Order of Possession in order to obtain a vacant rental unit, then the Landlord retains the right to make a future application to claim any or all of the unpaid rent due for this tenancy.
4. Both parties agreed that these terms are the full settlement of all aspects of the Tenant's current application for dispute resolution.

Conclusion

I grant an Order of Possession to the Landlord effective **on April 30, 2025, after service of this Order** on the Tenant. Should the Tenant or any occupant on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

I Order that if the Tenant complies with the Order of Possession by vacating the rental unit by April 30, 2025, the Landlord waives the right to claim any amount of unpaid rent for this tenancy and may not make any future application for unpaid rent.

I Order that if the Tenant fails to comply with the Order of Possession by vacating the rental unit by April 30, 2025, then the Landlord retains the right to claim unpaid rent for this tenancy and may make a future application for the unpaid rent.

Dated: April 28, 2025

Residential Tenancy Branch